

**MINUTES OF THE REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF WHEELING
COOK AND LAKE COUNTIES, ILLINOIS 60090
BOARD ROOM, 2 COMMUNITY BOULEVARD
MONDAY, FEBRUARY 1, 2016**

CALL TO ORDER President Argiris called the regular meeting of the Board of Trustees of the Village of Wheeling to order at 6:30 pm.

ROLL CALL FOR ATTENDANCE Clerk Simpson called the roll and the following Board members were present:

Dean Argiris	Ken Brady	Mary Papantos	Joe Vito
Ray Lang	Mary Krueger	Dave Vogel	

Also present were: Jon Sfondilis, Village Manager; Mike Crotty, Assistant Village Manager; Jim Ferolo, Village Attorney; Mallory Milluzzi, Village Attorney; Michael Mondschain, Finance Director; Andrew Jennings, Community Development Director; Jon Tack, Village Engineer; John Melaniphy, Economic Development Director; Mark Janeck, Public Works Director; Shari Huizar, Human Services Director; Chuck Spratt, Superintendent of Fleet Services; Todd Wolff, Deputy Police Chief; Keith MacIsaac; Fire Chief; and representatives of Daily Herald and Journal & Topics newspapers.

APPROVAL OF MINUTES Regular Meeting Minutes of January 4, 2016

A motion was made by Trustee Lang and seconded by Trustee Vogel that the Regular Minutes of January 4, 2016 be approved as published.

On the roll call the vote was:

AYES: 6 – Trustees Krueger, Brady, Vito, Lang, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being six affirmative votes, the motion was approved.

PROCLAMATIONS, CONGRATULATORY RESOLUTIONS AND AWARDS

Proclamation: Dave Scanlon Day – February 2, 2016. Clerk Simpson read the proclamation in its entirety. President Argiris presented Mr. Scanlon with the proclamation and an honorary street sign.

Proclamation: Restaurant Month – February 2016. Clerk Simpson read the proclamation in its entirety.

APPOINTMENTS AND CONFIRMATIONS Mary Papantos, Village Trustee

A motion was made by Trustee Krueger and seconded by Trustee Brady that Mary Papantos be appointed to the Village Board as a Village Trustee.

On the roll call the vote was:

AYES: 6 – Trustees Krueger, Brady, Vito, Lang, Vogel, & President Argiris
NAYS: 0

ABSENT: 0

There being six affirmative votes, the motion was approved.

ADMINISTRATION OF OATHS Mary Papantos, Village Trustee

Clerk Simpson administered the Oath of Office to Trustee Papantos.

BREAK FOR REFRESHMENTS

A motion was made by Trustee Krueger and seconded by Trustee Brady that the meeting be recessed.

On the roll call the vote was:

AYES: 7 – Trustees Krueger, Brady, Vito, Lang, Vogel, Papantos, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved and the meeting recessed at 6:40 p.m.

A motion was made by Trustee Krueger and seconded by Trustee Brady that the meeting be reconvened.

On the roll call the vote was:

AYES: 7 – Trustees Krueger, Brady, Vito, Lang, Vogel, Papantos, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved and the meeting reconvened at 7:00 p.m.

CITIZEN CONCERNS AND COMMENTS

Laura Taylor voiced concern with a TIF incentive for improvements to Arbor Court apartments. She expressed concern with the impact TIFs have on property taxes and school districts. She asked the Board to make smart decisions regarding TIFs to keep Wheeling affordable for residents.

Steve Neff commented that he felt it was a good thing to have Mary Papantos back on the Board and that she will be a great public servant.

Pedro Alvarado, son of the landlord for Burger King, spoke in regards to the Wheeling Town Center development. He asked the Board to consider that there is not a good flow in the center and expressed concern with the Burger King and Metra parking lots being used for overflow parking.

CONSENT AGENDA

Clerk Simpson read the Consent Agenda titles into the record.

- A. Resolution 16-11** Approving the Continued Participation in the Suburban Tree Consortium and the Purchase and Installation of Parkway Trees for FY 2016
- B. Resolution 16-12** Approving a Fourth and Final One-Year Renewal Contract with Trees “R” Us, Inc. for Parkway Tree Trimming for FY 2016
- C. Resolution 16-13** Approving a Third One-Year Renewal Contract with Milieu Design, LLC for Grounds Maintenance Services for FY 2016

A motion was made by Trustee Brady and seconded by Trustee Vogel that the Consent Agenda items be approved.

On the roll call the vote was:

AYES: 7 – Trustees Krueger, Brady, Vito, Lang, Vogel, Papantos, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

NEW BUSINESS

- A. Ordinance 4991** Granting Preliminary Planned Unit Development, Special Use – Site Plan Approval for the Wheeling Town Center Development, 351 W. Dundee Road [Docket No. 2015-5]

Clerk Simpson read the ordinance to the Board.

Manager Sfondilis stated that the preliminary PUD is the first of three items that will come before the Board, the last of which will be an extension of the RDA which will be before the Board at an upcoming meeting.

Brad Friedman of WTC, LLC gave a presentation to the Board of the site plan and concept of Wheeling Town Center including the residential and retail aspects.

Community Development Director Jennings explained that the Plan Commission has conditions of approval related to concerns about irregularly shaped parking lots and a limited amount of space for utility layout, as well as the adaptability and flexibility of the layout. The concern is that over the course of several years the development may not have the ability to adapt due to access and parking. Director Jennings read the conditions of approval into the record.

Trustee Lang expressed concern with parking, but didn't feel the traffic flow was as big of a concern. He wanted to plan a parking structure, if it is necessary, sooner rather than later.

Trustee Papantos asked the petitioner to get more parking so that the project can be successful. She also asked the petitioner to continue working with all parties involved in order to make the development work for everyone.

Mr. Friedman indicated that his traffic engineer feels comfortable with the parking ratio, and the parking variances only relate to residential parking. Based on the analysis done, there is sufficient parking. He also indicated that the snow plan includes a haul-off plan to minimize the parking impact.

Attorney Ferolo clarified that relocation of the underground pipeline will take approximately seven months. The Board is being asked to pay upfront for the engineering to begin that portion of the work as soon as the pipeline relocation agreement is approved so that when the PUD receives final approval, the construction can begin without delay.

Trustee Vogel echoed other Board members' concerns about parking and felt it was important to address it early.

President Argiris expressed serious concern with utility easements and cross access agreements which have yet to be obtained after several years and could potentially hold up the project.

Mr. Friedman indicated that he is working towards completion of these issues and it is a priority of his.

President Argiris stated he wants to see something in writing by March 15 to indicate all of the parties' commitment to completing this project.

A motion was made by Trustee Lang and seconded by Trustee Vogel that Ordinance 4991 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Krueger, Brady, Vito, Lang, Vogel, Papantos, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

B. Resolution 16-14 Authorizing the Execution of a Pipeline Relocation Reimbursement Agreement between the Village of Wheeling, WTC LLC and the West Shore Pipeline Company for the Relocation of a Pipeline to an Area Comprising a Part of the Town Center II TIF District of the Village of Wheeling, Cook and Lake Counties, Illinois

Clerk Simpson read the resolution to the Board.

Attorney Ferolo said this agreement authorizes a pipeline relocation reimbursement agreement pursuant to the redevelopment agreement for the Wheeling Town Center. The cost is \$1,487,000 to be split evenly between the developer and the Village. He asked that the approval include a condition that the Village Manager be granted the authority to negotiate upfront payment related to engineering with half to be reimbursed.

A motion was made by Trustee Lang and seconded by Trustee Vito that Resolution 16-14 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Krueger, Brady, Vito, Lang, Vogel, Papantos, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

C. Resolution 16-15 Approving a One-Year Contract Renewal with Orange Crush, LLC for the 2016 Street Patching & Resurfacing Program

Clerk Simpson read the resolution to the Board.

Public Works Director Janeck explained that this contract was bid in 2014. This is the second renewal with Orange Crush for \$500,000.

A motion was made by Trustee Krueger and seconded by Trustee Vogel that Resolution 16-15 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Krueger, Brady, Vito, Lang, Vogel, Papantos, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

D. Resolution 16-16 Authorizing the Village President and Clerk to Execute an Agreement with Wheeling Land Company (“WLC”) Related to a Public Access Easement Connecting Wolf Court to Milwaukee Avenue

Clerk Simpson read the resolution to the Board.

Village Attorney Ferolo stated that Wheeling Land Company is the operator of RAM Restaurant. This easement provides public access from Milwaukee Avenue to Wolf Court through the restaurant’s north parking lot. This easement allows access to the 17 acre proposed development to the west.

A motion was made by Trustee Lang and seconded by Trustee Brady that Resolution 16-16 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Krueger, Brady, Vito, Lang, Vogel, Papantos, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

OFFICIAL COMMUNICATIONS

Trustee Papantos thanked everyone for the warm welcome and stated she looks forward to the next fourteen months.

Clerk Simpson announced that February 3 is the Police Beat Meeting regarding Civil Matters.

Manager Sfondilis announced that on February 11 will be a State of the Community event at Chevy Chase.

President Argiris presented Trustee Brady with a ten year pin for ten years serving on the Board.

President Argiris also announced that the annual State of the Village will take place at Chevy Chase on February 24 at 7:30 a.m.

APPROVAL OF BILLS January 14–27, 2016

A motion was made by Trustee Vogel and seconded by Trustee Krueger that the bills in the amount of \$2,005,494.46 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Krueger, Brady, Vito, Lang, Vogel, Papantos, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

EXECUTIVE SESSION

President Argiris asked for a motion to recess into Executive Session for the purpose of discussing collective negotiating matters and the appointment, employment, compensation, discipline, performance, or dismissal of a specific employee or employees of the Village.

A motion was made by Trustee Krueger and seconded by Trustee Papantos that the Board recess into executive Session.

On the roll call, the vote was:

AYES: 7 – Trustees Krueger, Brady, Vito, Lang, Vogel, Papantos, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved and the Board recessed at 8:40 p.m.

A motion was made by Trustee Brady and seconded by Trustee Krueger that the Regular Meeting reconvene.

The motion carried by voice vote. The meeting reconvened at 9:36 p.m.

ADJOURNMENT

President Argiris asked for a motion to adjourn the meeting. A motion was made by Trustee Vogel and seconded by Trustee Brady that the meeting adjourn.

The motion carried by voice vote.

ADJOURNMENT 9:36 p.m.

Elaine E. Simpson, Village Clerk

Approved this 7th day of March 2016 by the President and Board of Trustees